



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

October 22, 2001

P.O. BOX 827
CARLISLE, MA 01741
(978) 369-9702

Request for release of Lot D from covenant for Great Brook Estates Definitive Subdivision Plan, 195 Rutland Street (Map 26, Lot 18D) (Request of Ira Gould)

Report on Zoning Board of Appeals meeting on 10/2/01 regarding the application of American Tower at 662 Bedford Road

Discussion of proposed amendments to Subdivision Rules and Regulations

Consideration of consulting engineer's report of final inspection of Lot 12, Hart Farm Estates Conservation Cluster, Curve Street

Discussion of "informal conceptual plan" for subdivision of land at 570 West Street, Map 6, Lot 66 (Request of Michael Brophy)

Discussion of proposed warrant article to fund feasibility study of Town Forest parcel for multiple use (housing/recreation) (Request of Carlisle Housing Authority and Carlisle Affordable Housing)

Discussion of "informal conceptual plan" for site plan review (change of use) of property at 698 Concord Road, Map 7, Lot 43A (Request of Carlisle Historical Society)

Chair Michael Abend called the meeting to order at 7:34 p.m. Board Members Louise Hara (clerk), Dan Holzman, Tom Lane (Treasurer) and Kate Reid were present. Members Michael Epstein (Vice Chair) and Phyllis Zinicola could not attend this evening. Planning Administrator George Mansfield and Administrative Assistant Anja Stam were present and *Mosquito* reporter Susan Yanofsky arrived at 7:55 p.m.

Lane moved and Hara seconded a motion to accept the minutes of September 24, 2001 as drafted. The motion carried 4-0-1 with Holzman abstaining.

Upcoming Planning Board meetings were tentatively scheduled for November 26th and December 10th pending input from Epstein and Zinicola. Due to the Veteran's Day holiday there will be no meeting on November 12th.

Request for release of Lot D from covenant for Great Brook Estates Definitive Subdivision Plan, 195 Rutland Street (Map 26, Lot 18D) (Request of Ira Gould)

Ira Gould presented a draft release form and explained that the binder course will likely be applied by early next week. He stated that he would like a release of this lot by the end of the month. Because the Board will not be meeting again until November, Gould hoped that he could get conditional approval from the PB this evening in order to release the lot upon certification by the Board's engineer. Gould noted that Mark Sleger inspected the subgrade last week and would inspect the gravel installation tomorrow. The Board asked that Gould specifically advise the potential owner of Lot D that an occupancy permit will not be issued until the common driveway and utilities are certified complete. Gould stated that this has already been made clear in the Purchase and Sale agreement. He also noted that the cistern under the roadway has been installed and inspected by the fire chief, and that the second cistern adjacent to the common driveway will be installed in early November. (co-applicant Betsy Goldenberg arrived at 7:50 p.m.)

Mansfield asked if a cost estimate for completion has been prepared. Gould explained that Gary Shepard prepared the most recent estimate in May. He offered to have Shepard update this estimate and forward it to Sleger by the end of the week.

Reid moved to release Lot D from the restrictive covenant dated September 11, 2001, conditioned on receipt of a satisfactory inspection report from the Board's engineer, and further, that three Board members will sign the release and the clerk will provide the fourth signature when this condition is met. Lane seconded the motion and it carried 5-0. Mansfield and Abend will review the engineer's report prior to obtaining the clerk's signature.

Report on Zoning Board of Appeals meeting on 10/2/01 regarding the application of American Tower at 662 Bedford Road

Hara and Lane attended this meeting and gave a brief summary, noting that the ZBA minutes give an accurate summary. Holzman offered some technical advice on tower design should the application come before the PB.

The Board suggested that the PA order a copy of the *PlanWireless* newsletter for the office.

Discussion of proposed amendments to Subdivision Rules and Regulations

The Board discussed preferences for fire protection regulations and reviewed several samples from other communities. Reid favored developing the regulations to allow PB discretion and consultation with the Fire Chief as necessary. Abend preferred creating a formula to give developers specific guidelines for fire protection. Michael Brophy, a Carlisle fire fighter, was in the audience and answered several questions for the Board. He stated that the fire trucks have a 750-gallon capacity, but may also act as a pump to move water directly from its source to the fire. The Board asked Mansfield to obtain a copy of NFPA Standard 1231, appendix B – Rural Water Supplies. Abend agreed to draft fire protection regulations regarding siting of facilities. He asked Holzman to provide NFPA guidance regarding technical requirements for these facilities.

Abend noted that according to the subdivision rules and regulations, subdivisions must be posted with street signs and/or private way signs when construction begins. He noted that Davis Road and possibly several other roadways do not have the required signage.

Draft Personnel Handbook

Mansfield reported that according to the BOH agent, who attended the Personnel Board meeting, the Personnel Board was not very receptive to input from the employees. She suggested that representatives from other Boards should attend the next meeting. Mansfield said that the meeting has been posted for November 12th (although that is a Town holiday.) Abend, Hara and Lane said they could attend and Mansfield agreed to forward a draft of the handbook to each of them.

Consideration of consulting engineer's report of final inspection of Lot 12, Hart Farm Estates Conservation Cluster, Curve Street

Hara felt that grading of this lot might extend into the adjacent open space parcel. She suggested that the engineer be directed to verify grading on the south side of this lot. Hara also suspected that the septic system might extend under the driveway and thought that this should be brought to the attention of the Board of Health. Mansfield was directed to send a memo to the Building Inspector directing him not to issue an occupancy permit. Abend asked Mansfield to research whether or not Hart Farm Road is to be completed in accordance with the same conditions as the common driveway. He thought that as a private road and part of the conservation cluster, the covenant might require completion before occupancy, as in the case of a common driveway.

Discussion of "informal conceptual plan" for subdivision of land at 570 West Street, Map 6, Lot 66 (Request of Michael Brophy)

Michael Brophy presented an ANR plan dated 4/21/01. Brophy explained that a developer had originally planned and perc-tested 8 lots on this land, but in 2000, Brophy and the Carlisle Land Trust worked together to purchase this

property. In April 2001, the land was divided into two 10+ acre lots and CLT placed the rear lot under permanent conservation restriction and sold the lot with frontage to Brophy. Brophy now hopes to subdivide his lot into four lots, and to add at least one of these lots to the conservation restriction. Brophy showed that the lot has 53 feet of frontage on West Street, but he preferred not to build a subdivision road through this frontage, because it would require a wetland crossing. Currently, the house on this lot is served by a driveway over an adjacent parcel on a 20-foot right-of-way. The Board suggested that he might pursue a land swap with his neighbor in order to increase the frontage to 80-feet. This would then provide enough frontage for two porkchop lots and if developed as a conservation cluster would allow for a third lot plus an open space parcel.

Abutter Anne Marie Brako of 675 West Street was present and asked how Brophy planned to develop four lots. The Board explained that if he constructed a subdivision road, he could create frontage for four lots. Brako was concerned about additional traffic created by this and other recent development in the area. She felt that cars travel quickly on West Street and asked if a traffic study could be conducted. The Board suggested that the Board of Selectmen or the Police Department might be able to help her with a traffic study. Mansfield noted that no subdivision road may be built within 50-feet of an existing driveway, which would include Brophy's current driveway.

Discussion of proposed warrant article to fund feasibility study of Town Forest parcel for multiple use (housing/recreation) (Request of Carlisle Housing Authority and Carlisle Affordable Housing)

Ed Sonn of Carlisle Affordable Housing (CAH) explained that his committee and the Carlisle Housing Authority (CHA) are seeking \$15,000 at Town Meeting to fund a feasibility study of the Town Forest parcel for potential use as affordable housing, recreation and other municipal uses. Sonn explained that the Town originally acquired 78 acres in 1852 for potential use as a poor farm. He noted that the land was not intended for conservation purposes. CAH and CHA feel that the land is topographically suitable for the development of two 12-unit clusters consisting of approximately three to six structures. Each cluster would require approximately 7.5 acres. The committees are proposing to build one cluster initially, and the second cluster later. The Carlisle Housing Authority would manage the rental units and 50-75% of the units would be maintained as affordable. The remaining 60 acres of land would be used for other purposes.

Sonn explained that the committees expect that the Town would contribute the land by leasing it to the CHA. They hope to acquire Community Preservation Act funding to build the roads and the balance of funding could come from grants and loans. The CAH and CHA wish to conduct the feasibility study now in order to present a plan at Spring Town Meeting. He asked for Planning Board support at Fall Town Meeting.

Hara moved to direct the PA to draft a memo supporting the efforts of the Housing Authority to implement a feasibility study incorporating housing, open space, recreational and historical interests to develop a master plan for the parcel. Reid seconded the motion and it carried 5-0.

Discussion of "informal conceptual plan" for site plan review (change of use) of property at 698 Concord Road, Map 7, Lot 43A (Request of Carlisle Historical Society)

Attorney Jake Diemert and engineer Rich Harrington of Stamski & McNary, represented the Carlisle Historical Society. The following interested citizens were present for this discussion: Charles Forsberg of Autumn Lane, Stephanie Upton of Baldwin Road, Annette Lee of Lowell Street, Arthur Mills of Concord Road, and Sarah Brophy of West Street. Board member Louise Hara noted that she lives at 739 Concord Road and is potentially an abutter.

Forsberg, President of the Historical Society, stated that the Society acquired this property in September and historical artifacts which were in storage have now been brought to this location, known as the Heald House, at 698 Concord Road. He noted that the Society also purchased this property in order to protect it from development and preserve its historical character. Harrington stated that the society plans to fill in pool on the property with a grassy area. The society also proposes to remove the 6-foot fencing in front of the property and to retain a residential appearance. Harrington also noted that one residential unit is proposed for a caretaker, but that the site will serve

primarily as storage for historical artifacts. Parking for seven cars is already available and would remain unchanged. This allows for up to fifteen members to meet and there are currently ten members of the Society. Diemert noted that this site would not be open to the general public and that any larger meetings of the Historical Society would be held off-site.

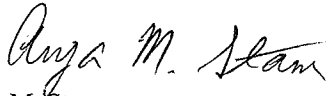
Mansfield reported that he spoke with the building inspector who stated that the current parking facilities are satisfactory. Harrington stated that the society plans to proceed with an application for site plan review in approximately one month.

80 & 100 Wildwood Drive

Mansfield explained that the owners of Lot 27A are using a driveway across an adjacent lot to access their own lot. The Board asked him to bring this to the attention of the building inspector.

The Board unanimously adjourned the meeting at 10:25 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Anja M. Stam".

Anja M. Stam
Administrative Assistant